

041.A

0005

0019.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

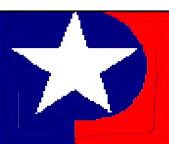
447,500 / 447,500

USE VALUE:

447,500 / 447,500

ASSESSED:

447,500 / 447,500



PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		EXETER ST, ARLINGTON

OWNERSHIP

Unit #:	19
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Owner 1: MCGUIRE MATTHEW D & CARRIE L	
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Owner 2:	
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Owner 3:	
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Street 1: 19 EXETER ST	
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Street 2:	
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Twn/City: ARLINGTON	
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St/Prov: MA	Cntry	Own Occ: Y
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Postal: 02474	Type:
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PREVIOUS OWNER

Owner 1: EASTWOOD WILLIAM F -	
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Owner 2: EASTWOOD MILDRED S -	
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Street 1: P O BOX 526	
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Twn/City: QUECHEE	
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St/Prov: VT	Cntry	
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Postal: 05059	
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NARRATIVE DESCRIPTION	
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This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Vinyl Exterior and 932 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
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Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)	
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8206																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	447,500			447,500		312513
							GIS Ref
							GIS Ref
							Insp Date
							05/30/18

PREVIOUS ASSESSMENT								Parcel ID	041.A-0005-0019.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	447,500	0	.	.	447,500	Year end	12/23/2021	
2021	102	FV	434,800	0	.	.	434,800	Year End Roll	12/10/2020	
2020	102	FV	428,400	0	.	.	428,400	428,400 Year End Roll	12/18/2019	
2019	102	FV	436,400	0	.	.	436,400	436,400 Year End Roll	1/3/2019	
2018	102	FV	386,200	0	.	.	386,200	386,200 Year End Roll	12/20/2017	
2017	102	FV	352,300	0	.	.	352,300	352,300 Year End Roll	1/3/2017	
2016	102	FV	357,100	0	.	.	357,100	357,100 Year End	1/4/2016	
2015	102	FV	330,000	0	.	.	330,000	330,000 Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes						
EASTWOOD WILLIA	57014-83		6/20/2011		310,000	No	No								
EASTWOOD WILLIA	54738-405		5/26/2010			No	No	M DEED							

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
5/30/2018		Measured									DGM	D Mann												
7/31/2013		Info Fm Plan								BR	B Rossignol													
2/14/2011		NEW CONDO								BR	B Rossignol													

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			GLA=932 SF.													
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 4 - Vinyl				A HBth:	Rating:																
Sec Wall: %				OthrFix:	Rating:																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1													
Color: TAN				A Kits:	Rating:																
View / Desir:				Frl:	Rating:																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C - Average				CONDOS INFORMATION																	
Year Blt: 1923		Eff Yr Blt:		Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct: G12		Fact: .		Floor: 1 - 1st Floor																	
Const Mod:				% Own: 45.000000000																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION								REMODELING									
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %	Exterior:								RES BREAKDOWN							
Prim Int Wal 2 - Plaster				Functional:	%	Interior:															
Sec Int Wall: %				Economic:	%																
Partition: T - Typical				Special:	%																
Prim Floors: 3 - Hardwood				Override:	%																
Sec Floors: 4 - Carpet 25 %				Total: 10.8 %																	
CALC SUMMARY				COMPARABLE SALES								SUB AREA									
Basic \$ / SQ: 305.00				Rate	Parcel ID	Typ	Date	Sale Price				Code Description Area - SQ Rate - AV Undepr Value									
Size Adj.: 1.35000002												GLA Gross Liv Ar 932 406.580 378,935									
Const Adj.: 0.98745072																					
Adj \$ / SQ: 406.583																					
Other Features: 57328																					
Grade Factor: 1.00																					
NBHD Inf: 1.14999998																					
NBHD Mod:																					
LUC Factor: 1.00																					
Adj Total: 501703				Juris. Factor: 1.00	Before Depr:	467.57															
Depreciation: 54184				Special Features: 0	Val/Su Net:	480.15															
Depreciated Total: 447519				Final Total: 447500	Val/Su SzAd:	480.15															
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 041.A-0005-0019.0												
SPEC FEATURES/YARD ITEMS												IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:					Total Special Features:								Total:							